



TOWN OF FISHKILL
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PLANNING BOARD MEETING AGENDA FOR MAY 25, 2006

The Planning Board Meeting will be held on Thursday, May 25, 2006 at 7:00 p.m. until 11:00 p.m. in the Town Meeting Room, 807 Route 52, Fishkill, New York. Agenda items that are not reviewed by 11:00 p.m. will be placed on the next Planning Board Meeting Agenda.

MEETING MINUTES:

Board to review and adopt the May 11, 2006 Planning Board Meeting Minutes.

REQUEST FOR EXTENSIONS:

1. **Lands of Wick, Sovik & Hyatt - Subdivision & Resubdivision** - Applicant to request a second ninety (90) day extension of the Resolution of Final Approval.

REQUEST FOR READOPTON:

2. **Lilac Corporation - Subdivision** - Applicant to request a readoption of the Resolution of Preliminary Approval.

NEW SUBMITTALS:

1. **Landworks, LLC - Site Development Plan** - Applicant requests Site Development Plan Approval to construct a 39,000 S.F. professional use building with associated site improvements. The parcel for this proposal is located at 147 Albany Post Road, in the GB (General Business) Zoning District and consists of 3.551 ± acres. Refer application to the Town Engineer, Town Municipal Development Director, Town Planning Board Attorney, Town Planning Consultant, Town Building Department, Town Environmental Advisory Board, Dutchess County Department of Planning and Development, New York State Department of Transportation and the Rombout Fire District.
2. **34 Sunnyside Road - Subdivision** - Applicant requests approval to subdivide a parcel totaling 846.7 acres into two (2) lots. Lot 1 will consist of 4.1 acres, contains existing residence and shall be sold and Lot 2 will consist of 842.6 acres. The parcel for this proposal is located at 34 Sunnyside Road in the R-4A and R-40 Zoning District. Refer application to the Town Engineer, Town Municipal Development Director, Town Planning Consultant, Town Planning Board Attorney, Town Building Department, Town Environmental Advisory Board, Dutchess County Department of Health and the Glenham Fire District.

REVIEWS:

1. **Crest at Fishkill - Site Development Plan** - Project status update and Applicant to discuss alternative curb detail for the on-site private roads and parking areas and the placement of a temporary construction trailer on the site.
2. **Van Wyck Mews - Subdivision & Site Development Plan** - Board to review Negative Declaration.
3. **Stadium Plaza - Site Development Plan** - Board to review Signage Master Plan.
4. **JCN Properties, LLC - Amended Site Development Plan** - Board to review Resolution of Preliminary and Final Approval.
5. **McDonald's Restaurant - Amended Site Development Plan** - Board to review Resolution of Preliminary and Final Approval.
6. **Oasis Ministries - Amended Site Development Plan & Special Use Permit** - Board to review Resolution of Preliminary and Final Approval.
7. **Pizza Hut at the Hudson Valley Towne Center** - Review proposed alterations to existing signage.
8. **ZBA Referral - Application No.: ZB06-007 - 256 Old Castle Point Road** - Applicant is requesting a 12% lot coverage variance to legalize the existing 29% lot coverage and to increase it to 32% lot coverage where 20% is the maximum lot coverage allowed in an R-20 Zoning District.